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**LINLEY &
SIMPSON**



COWLEY ROAD, RODLEY, LEEDS, LS13 1JT

An attractive mid stone built back to back terrace house featuring well presented two bedroom accommodation arranged over three floors. The property has attractive far reaching southerly views to the front together with a garden and gravelled parking area.

Offers In Region Of £160,000

An attractive mid, stone built back to back terrace house featuring stylish and well presented two bedroom accommodation arranged over three floors, together with a cellar. The property has attractive far reaching southerly views to the front together with a garden and gravelled parking area and is close to Rodley canal.

Rodley offers a variety of amenities nearby, with further more comprehensive facilities available in Farsley including a number of restaurants and bars. Regular bus services provide access to the city centre and surrounding areas and there are train stations available in Pudsey, Horsforth and Kirkstall Forge.

With gas fired central heating and double glazing, this attractive property briefly comprises:

LOWER GROUND FLOOR

CELLAR

Electric circuit breaker, gas meter and plumbing for washer.

GROUND FLOOR

LOUNGE 13'0" x 15'9" (3.96m x 4.80m)

Double glazed window to front, wood effect fireplace with open fire inset, wooden flooring, coving to ceiling, ceiling rose, central radiator, door giving access to staircase and arch to kitchen area.

KITCHEN 6'9" x 11'0" (2.06m x 3.35m)

Fitted wall and base units with work surfaces over, one and half bowl sink unit, built in electric oven and gas hob, space for fridge freezer, fitted cupboard, tiled walls, fitted cupboard, combination boiler, door leading to cellar and double glazed window to front.

FIRST FLOOR

LANDING

Turned staircase with exposed floorboards and ornate newall post.

BEDROOM ONE 13'0" x 16'0" (3.96m x 4.88m)

Double glazed window to front, fitted wardrobes, cast iron fireplace, coving to ceiling, ceiling rose and central heating radiator.

BATHROOM

White suite comprising panelled bath, step in shower cubicle, pedestal hand wash basin, low level WC, wood flooring, ceiling downlights, central heating radiator and double glazed window to front.

SECOND FLOOR

LANDING/STUDY 8'6" x 10'4" (2.58m x 3.16m)

Double glazed window to front.

BEDROOM TWO 9'9" x 10'0" (2.96m x 3.06m)

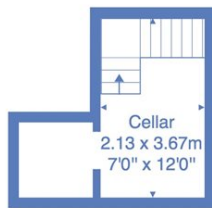
Double glazed window to front, fitted wardrobes and central heating radiator.

OUTSIDE

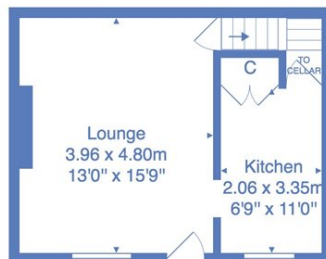
FRONT GARDEN

Lawned area, gravelled area and off street parking.





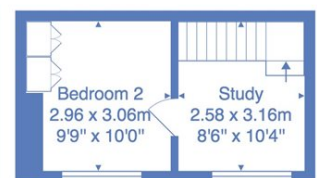
Lower Ground Floor



Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
	55	73		52	70

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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